



Appeal of Project Galaxy

(DR-2017-001; VR-2017-007)

Appeal File AP-2017-001

City Council

Vera Kolias, Associate Planner

October 17, 2017

Location



Proposal



- 5-story mixed-use building
- 7,190-sf commercial; 110 res units



Proposal



Applications/Approvals Required

- DR-2017-001: Downtown Design Review
 - The proposed design meets all the design standards detailed in MMC 19.508, except for 19.508.4.A.2.b(2), and 19.508.4.E.4(c). Not subject of appeal.
- VR-2017-007: Variance
 - To address driveway access spacing standards. Not subject of appeal.
 - To allow the 4th and 5th stories without a 6-ft step back. Subject of this appeal.



Approval Criteria – Downtown Design Review

1. Compliance with Title 19.
2. Compliance with applicable design standards in Section 19.508.
3. Substantial consistency with the purpose statement of the applicable design standard and the applicable Downtown Design Guideline(s) being utilized in place of the applicable design standard(s).

The appellant did not challenge the Commission's approval of the Downtown Design Review application.



Variance – Discretionary Relief Criteria

- a. The alternatives analysis provides an analysis of the impacts and benefits of the variance proposal.
- b. The variance meets one or more of the following criteria:
 - (1) The variance avoids or minimizes impacts to surrounding properties.
 - (2) The variance has desirable public benefits.
 - (3) The variance responds to the existing built or natural environment in a creative and sensitive manner.
- c. Impacts from the variance will be mitigated.

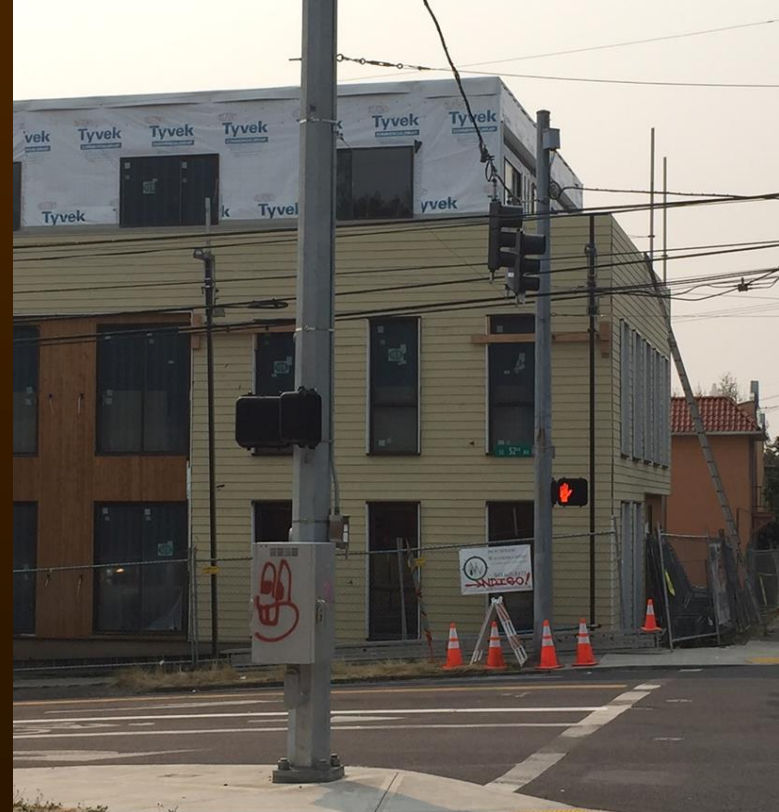


Basis of Appeal

- The appellant argues that the Planning Commission improperly granted the variance to the 6-ft step back requirement.
 - The required step back is critical to the proper “bulk and mass” and “pedestrian scaled experience”.
 - The applicant’s design solution for the lack of a step back, the cantilevered shadowbox, increases the bulk and mass of the building and still falls short of the intent of the code.



Basis of Appeal



Type III Variance Approval Criteria

- The Planning Commission findings state that the variance is both reasonable and appropriate.
- Design measures were taken to address the bulk and mass of the building in different ways.
- No impacts to surrounding properties were identified.



Washington Street facade



Type III Variance Approval Criteria

- The 5th floor is differentiated to reduce its overall perceived height to be compatible with the Milwaukie downtown scale.
- When combined with the cantilevered shadowbox, the effect is like the step back to create the desired architectural scale identified in the zoning code.



21st Avenue facade



Type III Variance Approval Criteria

- Materials selection of brick, fiber cement, and cedar siding, the cantilevered shadowbox effect and bay windows reduce the bulk of the building and provide contrast.
- The findings detail how the proposed development addresses multiple aspects of the Downtown Design Guidelines, including Milwaukie Character, Pedestrian Emphasis, and Architecture.



Main Street facade



Comments Received

- Elvis Clark, Ardenwald neighborhood: in opposition
- Matt Menely: in opposition
- Megan Gibb, Metro: in support
- J. Wallace Walker, 2306 SE Washington St: in support
- Mike Miller, 4206 SE Somewhere Dr: in opposition
- Ed Zumwalt: in opposition



Staff Recommendation

Affirm the Planning Commission decision.



Decision-Making Options

1. Affirm the decision under appeal for DR-2017-001; VR-2017-007 with existing Findings of Approval.
2. Affirm the decision under appeal for applications DR-2017-001; VR-2017-007 with modified Findings of Approval.
3. Continue the hearing to a specific date. This option may require that the applicant provide a waiver to the 120-day clock.
4. Reverse the decision under appeal for applications DR-2017-001; VR-2017-007 with new Findings supporting denial.



Questions?

